

Located near Old Town Scottsdale, the Woodmere Condominiums consist of five three level units with attached garages and seven two level units with detached garages. The architecture utilizes natural materials to provide refuge while also providing a connection to the environment through framed views and common space. Deep roof overhangs, steel shade hoods, and balcony projections wrap the buildings, providing shade and privacy while remaining respectful of the neighborhood context. The living space is elevated above the FEMA flood plain, which allows for, elevated decks, and views into and beyond the serene desert courtyard.

The project implements energy efficient design strategies with green building systems and materials. Native desert vegetation will be used throughout the project, utilizing a xeriscape planting strategy to conserve water. Over one quarter of the total site area is dedicated to open common space, a pool and spa. A two-car garage, self-contained within the 2 and one-half level units, provides ten onsite parking spaces. Seven detached garages and 3 onsite parking stalls adjacent to the alley provide 10 additional spaces for the two level loft style units. Total on-site parking is twenty spaces. The primary vehicular drive runs along the northeast edge of the site and is accessible from Woodmere Fairway and the alley to the northwest. It is anticipated that no onsite water retention will be required due to the small size of the site.

Currently the site contains 8 multifamily units, an existing pool and spa, and covered parking accessible off the alley to the north. The existing units are in poor condition, and will be completely demolished and removed prior to the start of new construction.

PROJECT DATA

ZONING CASE No.	ABW-06A-2005
ZONING:	R-5
LOT AREA (NET)	26,000 S.F. (.62 ACRES)
LOT AREA (GROSS)	30,700 S.F. (.73 ACRES)
LOT COVERAGE	13.31% S.F./25,800 S.F.= 3.3%
OPEN SPACE:	NON-DENSITY BASED
24' (2,880 S.F.)	5.15 S.F. REQUIRED
12' (1,440 S.F.)	3.18 S.F. REQUIRED FRONTAGE 5.15 S.F. PROVIDED
BUILDING HEIGHT:	5'-8"-10' 5'-8"-14'
ALLOWED:	
PROPOSED:	
OPP-STREET PARKING:	
1-S SPACES FOR ONE BEDROOM UNIT • (1 UNIT X 1.5) = 0.15 SPACES	
1.7 SPACES FOR TWO BEDROOM UNIT • (3 UNITS X 1.5) = 0.5 SPACES	
RETROFIT GARAGES	1 GARAGE = 1 SPACE PER GARAGE
GARAGES	(3 GARAGES = 2 SPACES PER GARAGE = 6 SPACES PROVIDED)
PHASES / SPACES	3 SPACES PROVIDED
TOTAL:	18 SPACES PROVIDED

ADJACENT PARCEL NUMBERS:

173-32-048
173-32-078 THROUGH 173-32-079

LEGAL DESCRIPTION:

LOT 44 AND 45, PARADISE VALLEY, ACCORDING TO BOOK 78 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THAT PART OF SAID LOT 45 DESCRIBED AS FOLLOWS:
BEGGING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 45;
THENCE NORTH 45 DEGREES WEST, ALONG THE WESTERLY WEST LINE OF SAID LOT 45, A DISTANCE OF 174.2 FEET TO AN INTERSECTION WITH A LINE 82.24 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE COMMON LINE BETWEEN LOTS 44 AND 45;

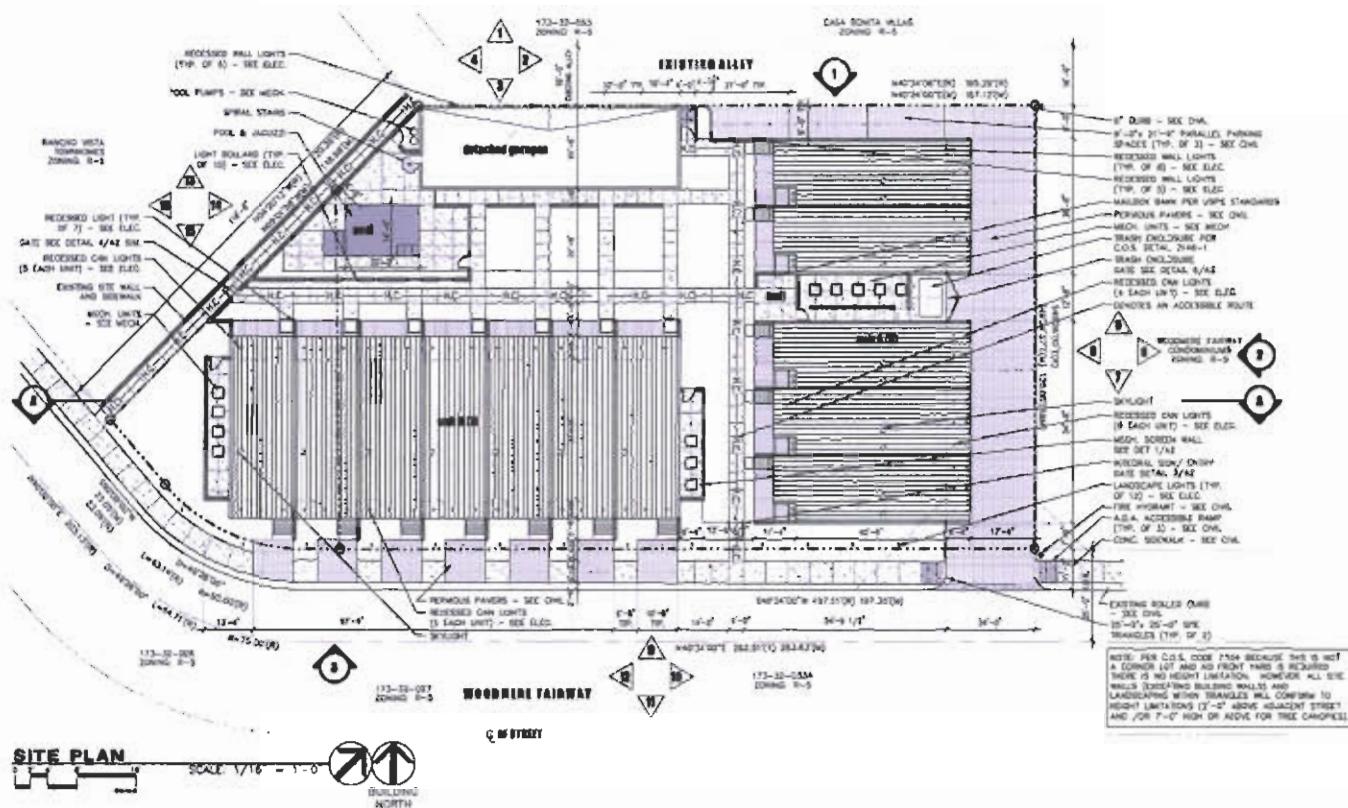
THENCE SOUTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 87.08 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 45;

THENCE EASTERLY 45 DEGREES WEST, ALONG SAID LINE, A DISTANCE OF 82.27 FEET TO A POINT OF CURVATURE OF THE COMMON LINE, BEING THE WESTERN END OF THE 82.24 FEET SOUTHEASTERLY LINE OF SAID LOT 45;

THENCE ALONG SAID CURVE TO THE RIGHT, CONCave NORTHERLY, WITH A SWEEPING ANGLE OF 45 DEGREES AND AN EASEMENT OF 14 FEET TO A POINT OF TANGENCY;

THENCE WEST, A DISTANCE OF 23.08 FEET TO THE POINT OF BEGINNING;

OWNER: CANTERBURY PROPERTIES, INC.
ARCHITECT: LEA-ARCHITECTS, LLC
8200 E. HARRISON DR., STE 104
SUITE 104
PHOENIX, AZ 85041
TEL: 602.951.5200
FAX: 602.951.5202



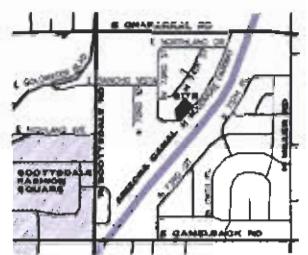
SITE PLAN
SCALE: 1/16 = 1'-0"



1 NORTH STREETSCAPE & ALLEY
SCALE: 1/16 = 1'-0"



2 EAST STREETSCAPE & THROUGH ROAD
SCALE: 1/16 = 1'-0"



VICINITY MAP

PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

WOODMERE CONDOMINIUMS
4504-4532 North Woodmere Fairway

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING ENGINEERING CONSTRUCTION Mgmt.



4-DR-2006
01/05/2006

DATE	11-29-05	SPR	0460
MAP	MAP 10	Sheet	1
SECTION	07		
SHEET TITLE			
SIGNATURE			

A1



PLANT LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QUANTITY
TREES			
	ACOCHEA (SWEET ACOCHEA)	10'-12'	1
	CEDRUS DEODORANA (CEDAR OF MAMOURA)	18'-20'	1
	CRASSULACEA (VALENTINE'S DAISY)	1'-2'	2
	LEUCADENRA (LUMBERJACK SAGE)	2'-4'	2
ACCENTS			
	AZUS (AZALEA)	5'-6'	4
	BUCHIA (BUCHIA)	3'-4'	4
	JASMINUM (JASMINE)	3'-4'	4
	KALANCHOE (KALANCHOE)	1'-2'	2
	MARIGOLD (MARIGOLD)	1'-2'	2
	PEPEROMIA (PEPPEROMIA)	1'-2'	2
	MICROSTACHYS (MICROSTACHYS)	1'-2'	2
	MUSSELS (MUSSEL)	1'-2'	2
	PSEUDOSASA (LADY'S SLIPPER)	1'-2'	2
	PEPEROMIA (PEPPEROMIA)	1'-2'	2
GROUND COVERS			
	LANTANA (LANTANA)	1'-2'	10
	HYPERICUS (HYPERICUS)	1'-2'	40
	LEUCADENRA (LEUCADENRA)	1'-2'	10
VINES			
	DOLICHOS (DOLICHOS)	1'-2'	1
CONCRETE MATERIALS			
	3/4" SCREENED DECOMPOSED GRANITE, MIN. 2" DEPTH IN ALL PLANTING AREAS AND 3" DEPTH ON ALL CONCRETE AREAS. INC. CEMENT, AGGREGATE, WATER, POLY-CRETE, CEMENT, AND REINFORCING. INC. CONCRETE, AGGREGATE, AND CEMENT.		
NOTES			
	1. ALL PLANTING AREAS TO RECEIVE MINIMUM 2" THICKNESS OF DECOMPOSED GRANITE U.N. PRIOR TO LANDSCAPE PLANT.		
	2. QUANTITIES LISTED ON THIS LEGEND ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.		
	3. ALL TREES SHALL MEET THE MINIMUM STANDARDS OF THE ARIZONA NURSERYMAN'S ASSOCIATION.		

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WATER INTENSIVE PLANT CALCULATION	
TOTAL SITE:	28,286 SQ.FT.
ALLOWED:	1,863 SQ.FT.
PROVIDED:	620 SQ.FT.

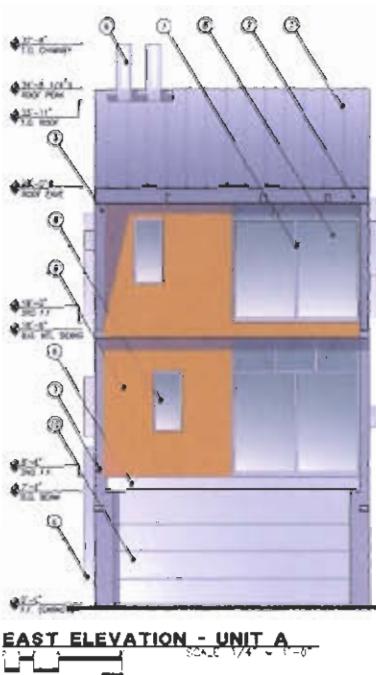
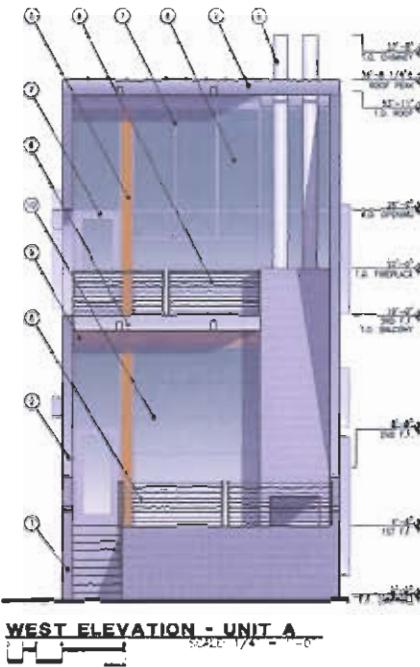
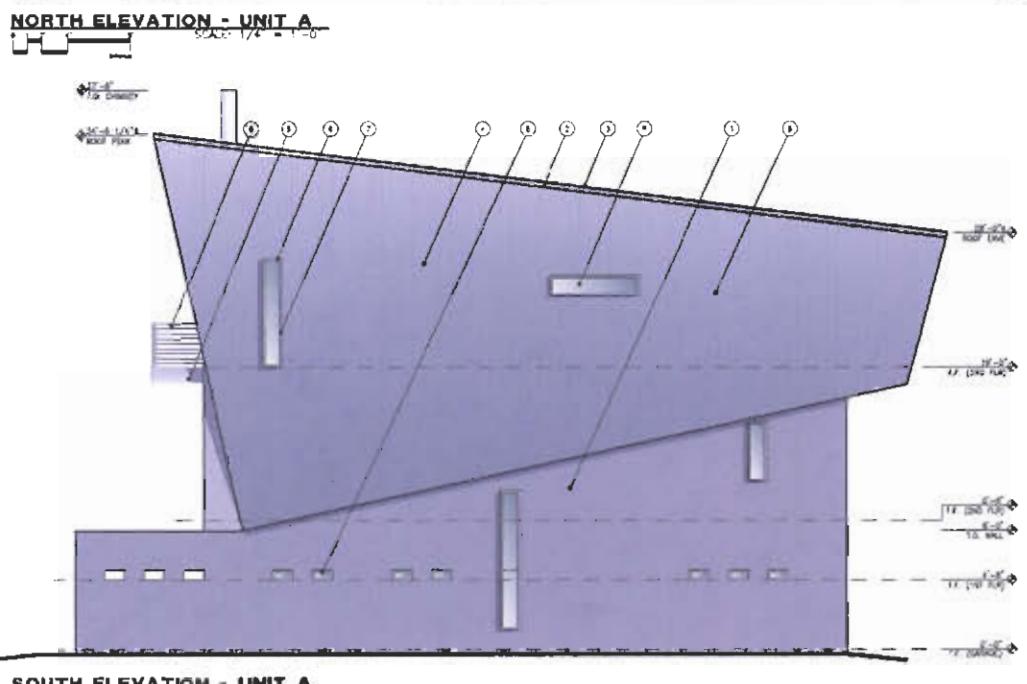
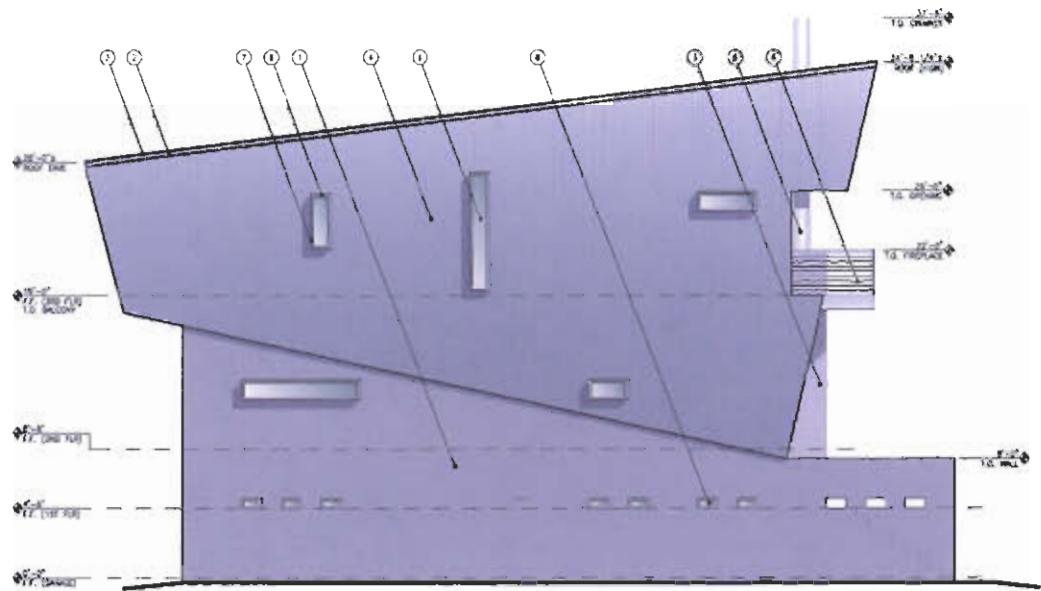
TOTAL LANDSCAPED AREA	
TOTAL PLANTABLE AREA:	6,732 SQ. FT.
NUMBER OF MATURE TREES REQUIRED:	9
NUMBER OF MATURE TREES PROVIDED:	13



WOODMERE CONDOMINIUMS
4604-4632 North Woodmere Fairway
LEA - ARCHITECTS, LLC
1730 EAST NORTHERN PHOENIX, AZ



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01/05/2006



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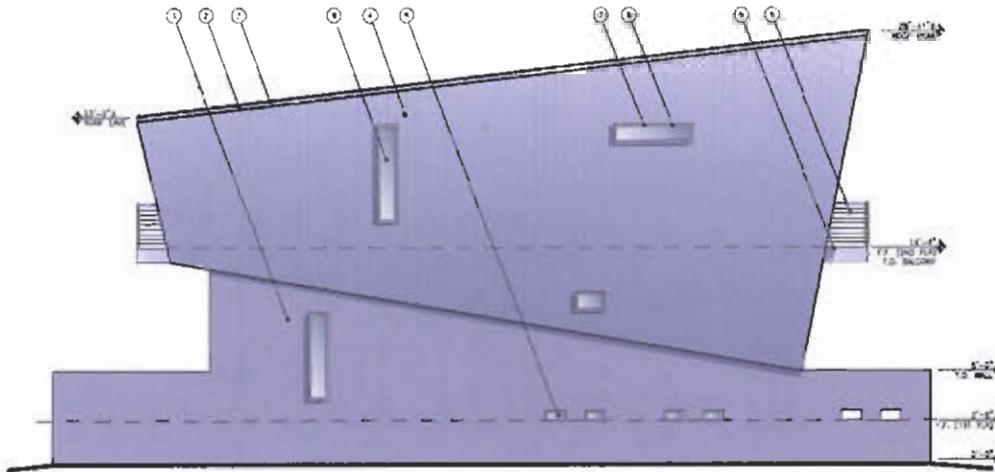
0474	0478-00	0480
Architect		
Rev.	00	
SHEET TITLE		
REVISON		
LEA - ARCHITECTS, LLC 1730 EAST NORTHERN PHOENIX, AZ ARCHITECTURE PLANNING INTERIOR CONSTRUCTION DESIGN		

WOODMERE CONDOMINIUMS
4604-4832 North Woodmere Parkway

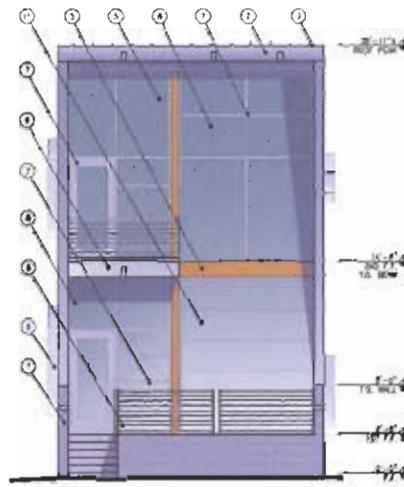


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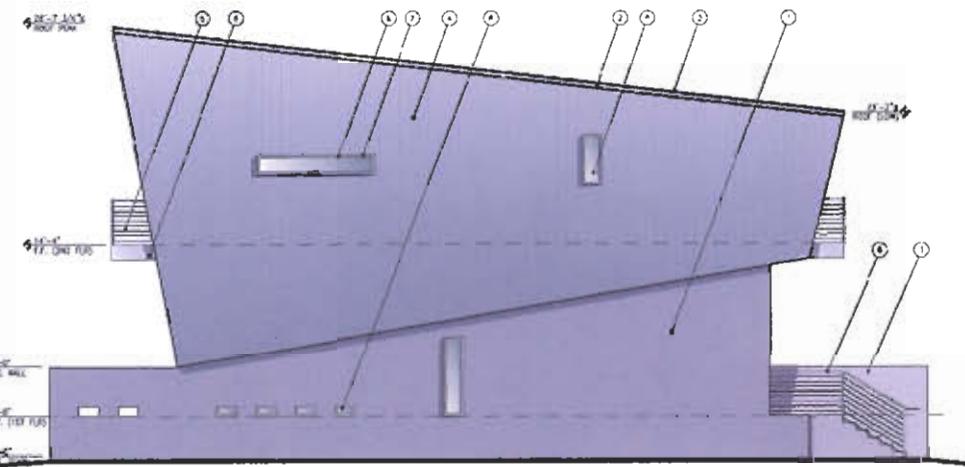
MATERIAL PALETTE		
1	STAINLESS STEEL	CORROSION RESISTANT
2	WOOD	WALNUT ALDER PINE
3	METAL	STEEL
4	PLASTER	INSULATED
5	GROUT	READY MIXED
6	INSULATION	FOAM POLYESTER
7	GLASS	LOW Emissivity
8	PAINT	ALUMINUM BASED
9	SCREWS	STAINLESS STEEL
10	SPRINGS	STAINLESS STEEL
11	GLASS	TEMPERED
12	DOOR	SLIDING
13	GLASS	WIDE
14	GLASS	WIDE
15	GLASS	WIDE



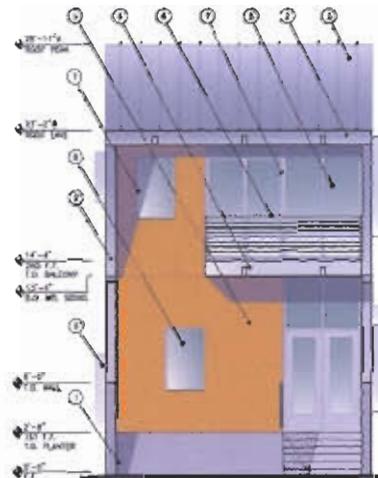
EAST ELEVATION - UNIT B
SCALE 1/4" - 1'-0"



NORTH ELEVATION - UNIT B
SCALE 1/4" - 1'-0"



WEST ELEVATION - UNIT B
SCALE 1/4" - 1'-0"



SOUTH ELEVATION - UNIT B
SCALE 1/4" - 1'-0"

MATERIAL PALETTE		DESCRIPTION	COLOR
1	ROOFING	100% SMOOTH SHINGLED ROOFING	SHINGLED ROOF
2	WALLS	100% SMOOTH SHINGLED WALL	SHINGLED WALL
3	DOORS	100% SMOOTH SHINGLED DOOR	SHINGLED DOOR
4	WINDOWS	100% SMOOTH SHINGLED WINDOW	SHINGLED WINDOW
5	ROOF	100% SMOOTH SHINGLED ROOF	SHINGLED ROOF
6	WALL	100% SMOOTH SHINGLED WALL	SHINGLED WALL
7	DOOR	100% SMOOTH SHINGLED DOOR	SHINGLED DOOR
8	WINDOW	100% SMOOTH SHINGLED WINDOW	SHINGLED WINDOW
9	ROOF	100% SMOOTH SHINGLED ROOF	SHINGLED ROOF
10	WALL	100% SMOOTH SHINGLED WALL	SHINGLED WALL
11	DOOR	100% SMOOTH SHINGLED DOOR	SHINGLED DOOR
12	WINDOW	100% SMOOTH SHINGLED WINDOW	SHINGLED WINDOW
13	ROOF	100% SMOOTH SHINGLED ROOF	SHINGLED ROOF

4-DR-2006
01/05/2006

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DATE	11-12-05	NO.	0480
TYPE	DR-06	EDITION	15
SHEET TITLE			
REVISION			
All dimensions are in inches unless otherwise specified. All areas are in square feet unless otherwise specified. All elevations are in feet unless otherwise specified. All angles are in degrees unless otherwise specified.			
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WOODMERE CONDOMINIUMS
4804-4832 North Woodmere Parkway

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION



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